



## Saint Paul Planning Commission

City Hall Conference Center Room 40  
15 Kellogg Boulevard West

### Steering Committee Meeting – 8:00 a.m., Room 41

Christopher B. Coleman,  
Mayor

### Agenda

April 23, 2010  
8:30 – 11:00 a.m.

Saint Paul  
Planning Commission

Chair

Kathi Donnelly-Cohen

First Vice Chair

Jon Commers

Second Vice Chair

Kristina Smitten

Secretary

Marilyn J. Porter

**I. Approval of minutes of April 9, 2010**

**II. Chair's Announcements**

**III. Planning Director's Announcements**

**IV. PUBLIC HEARING: District del Sol Zoning Study – Item from the Neighborhood Planning Committee. (*Lucy Thompson, 651/266-6578*)**

**PUBLIC HEARING: City Council Resolution (3077776) Study of Sign Regulation Issues – Item from the Neighborhood Planning Committee. (*Emily Goodman, 651/266-6551*)**

**V. Zoning Committee**

**SITE PLAN REVIEW** – List of current applications. (*Tom Beach, 651/266-9086*)

**OLD BUSINESS**

#10-121-250 Shamrock's – Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7ft. required, 4 ft. proposed). 670 Juno Avenue, SE corner at Juno and Osceola. (*Luis Pereira, 651/266-6591*)

#10-116-425 Clear Wireless LLC (Eastview Playground) – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1675 5<sup>th</sup> Street East, area bounded by Kennard, 5<sup>th</sup>, Flaundrau, Margaret Street alley. (*Sarah Zorn, 651/266-6570*)

#10-123-489 University of St. Thomas – Modification of conditional use permit requirement that off-street parking spaces for college athletic facilities be within 600 feet of the building to be served. 2115 Summit Avenue, area bounded by Selby, Cleveland, Grand, Cretin, Mississippi River Blvd., Goodrich, and Summit. (*Josh Williams, 651/266-6659*)

#10-122-449 St. Thomas Student Center – Site plan review for new student center. 2115 Summit Avenue. (*Tom Beach, 651/266-9086*)

Brian Alton  
Pat Connolly  
Anthony Fernandez  
Gene Gelgelu  
Erick L. Goodlow  
Bree Halverson  
Richard Kramer  
Paula Merrigan  
Gaius Nelson  
Tony Schertler  
Robert Spaulding  
Terri Thao  
Daniel Ward II  
Barbara A. Wencil  
David Wickiser  
Roxanne Young

Planning Director  
Donna Drummond

## **NEW BUSINESS**

#10-127-535 T-Mobile (Edgecumbe Rec) – Conditional Use Permit for a wireless communications antenna on a 75 ft monopole. 320 Griggs Street South, NE corner at Jefferson. (*Sarah Zorn, 651/266-6570*)

#10-127-224 Kuwaki Wang – Re-establishment of nonconforming use as a 4-unit residential building. 935 Beech Street, NW corner at Forest. (*Luis Pereira, 651/266-6591*)

#10-125-508 Enterprise – Conditional Use Permit for outdoor auto rental. 597 – 605 Como Avenue, SE corner at Front Street. (*Emily Goodman, 651/266-6551*)

### **VI. Comprehensive Planning Committee**

Zoning Code Map Format Amendment – Approve a resolution initiating a zoning study to prepare an update to the official map of the Zoning Code from a paper to a Geographic Information Systems (GIS) format. (*Anton Jerve, 651/266-6567 and Patricia James, 651/266-6639*)

### **VII. Steering Committee**

Planning Commission By-Laws: - Revisions needed for new Transportation Committee.

### **VIII. Neighborhood Planning Committee**

### **IX. Communications Committee**

### **X. Task Force Reports**

### **XI. Old Business**

### **XII. New Business**

### **XIII. Adjournment**

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

**Saint Paul Planning Commission**  
MASTER MEETING CALENDAR

**WEEK OF APRIL 19-23, 2010**

**Mon (19)**

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**Tues (20)**

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**4:00- Comprehensive Planning Committee**  
**5:30 p.m. (Penelope Simison, 651/266-6554)**

**Room 1106 – CHA**  
25 Fourth Street W.

Zoning Code Map Format – Zoning study to update the official map in the Zoning Code to a Geographic Information System (GIS) format. Continuation of discussion at the April 6<sup>th</sup> committee meeting. (*Anton Jerve, 651/266-6567 and Patricia James, 651/266-6639*)

**Weds (21)**

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**Thurs (22)**

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**5:00- Heritage Preservation Commission**

**Room 40 City Hall**  
Lower Level  
Enter building on 4<sup>th</sup> Street  
15 W. Kellogg Blvd.

**Permit Review/Public Hearing/After-the-Fact Review**

**697 Fifth Street East**, Dayton's Bluff Historic District, by Trikin LLC, for a building permit to replace two sets of paired, double-hung windows with a vinyl slider window in each opening. File #10-020 (*Boulware, 651/266-6715*)

**108 Western Avenue**, Hill Historic District, by Kevin Vickers, MK Uzzell Construction Inc., for a building permit for the construction of a two-and-one-half story, single-family home and two-stall garage. File #10-021 (*Boulware, 651/266/6715*)

**214 Fourth Street East (Union Depot Station Area Site Plan),**

Lowertown Historic District, by Metropolitan Council, Central Corridor Project Office for review of changes to the front lawn in order to mitigate the impacts of the placement of the station in front of the Union Depot. File #10-022 (*Spong, 651/266-6714*)

**New Business/Discussion**

**Union Depot Multi-Modal Transit Project**, by Ramsey County Regional Rail Authority (RCRRA)

**Committee Reports**

3M Committee update (*Trimble, Mazanec*)

Public Safety Building update (*Manning, Igo*)

Preservation Awards Committee (*Igo, Laffin, Trout-Oertel*)

Public Art St. Paul Stewardship Committee (*Laffin*)

**Fri (23)**

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**8:00 a.m. Planning Commission Steering Committee**  
(*Donna Drummond, 651/266-6556*)

**Room 41 City Hall**  
Conference Center  
15 Kellogg Blvd.

**8:30- Planning Commission Meeting**  
**11:00 a.m.** (Donna Drummond, 651/266-6556)

**Room 40 City Hall**  
Conference Center  
15 Kellogg Blvd.

**PUBLIC HEARING:** District del Sol Zoning Study – Item from the Neighborhood Planning Committee. (Lucy Thompson, 651/266-6578)

**PUBLIC HEARING:** City Council Resolution (3077776) Study of Sign Regulation Issues – Item from the Neighborhood Planning Committee.  
(Emily Goodman, 651/266-6551)

**Zoning..... SITE PLAN REVIEW** – List of current applications. (Tom Beach, 651/266-9086)

#### **OLD BUSINESS**

#10-121-250 Shamrock's – Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7ft. required, 4 ft. proposed). 670 Juno Avenue, SE corner at Juno and Osceola.  
(Luis Pereira, 651/266-6591)

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(Josh Williams, 651/266-6659)

#10-122-449 St. Thomas Student Center – Site plan review for new student center. 2115 Summit Avenue. (Tom Beach, 651/266-9086)

#### **NEW BUSINESS**

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(Luis Pereira, 651/266-6591)

#### **Comprehensive Planning Committee.....**

Zoning Code Map Format Amendment – Approve a resolution initiating a zoning study to prepare an update to the official map of the Zoning Code from a paper to a Geographic Information Systems (GIS) format. (Anton Jerve, 651/266-6567 and Patricia James, 651/266-6639)

**Steering Committee..... Planning Commission By-Laws:** - Revisions needed for new Transportation Committee.

**Saint Paul Planning Commission  
City Hall Conference Center  
15 Kellogg Boulevard West**

**Minutes April 9, 2010**

A meeting of the Planning Commission of the City of Saint Paul was held Friday, April 9, at 8:30 a.m. in the Conference Center of City Hall.

**Commissioners Present:** Mmes. Donnelly-Cohen, Halverson, Merrigan, Smitten, Thao, Wencl, Young; and Messrs. Alton, Connolly, Gelgelu, Goodlow, Kramer, Nelson, Spaulding, Ward and Wickiser.

**Commissioners Absent:** Ms. \*Porter, and Messrs. \*Commers, \*Fernandez, and \*Schertler.  
\*Excused

**Also Present:** Donna Drummond, Planning Director; Luis Pereira, Josh Williams, Sarah Zorn, and Sonja Butler, Department of Planning and Economic Development staff.

**I. Approval of minutes March 26, 2010.**

**MOTION:** *Commissioner Alton moved approval of the minutes of March 26, 2010. Commissioner Gelgelu seconded the motion. The motion carried unanimously on a voice vote.*

**II. Chair's Announcements**

Chair Donnelly-Cohen announced that the Mayor received notice of the resignation of Michael Margulies from the Planning Commission. The Mayor will now be looking for a new appointment to the Planning Commission.

**III. Planning Director's Announcements**

Donna Drummond reported that last Wednesday the City Council held a public hearing on the floodplain ordinance amendments. One person testified, Tom Dimond, who brought up the same issue that he raised at the Planning Commission hearing. There was little discussion and the ordinance will be on next week's Council agenda for final adoption. At the same meeting the City Council considered the appeal of Charles Brost to a decision of the Planning Commission denying a change of nonconforming use from auto repair to outdoor auto sales. The appeal was denied on a vote of 7-0. The City Council also considered the application of DMB LLC at 780 Rice Street to rezone from B3 General Business to I1 Industrial. The Planning Commission had recommended denial and the application was denied on a 7-0 vote.

A listing of all the applications to this year's Neighborhood STAR Program funding cycle was handed out to the Commissioners. This year instead of having two funding cycles, one for large grants and loans and one for small grants, the STAR Board is considering all applications together. If there are any questions let Ms. Drummond know and she can get more information as

requested.

#### **IV. Zoning Committee**

**SITE PLAN REVIEW** – List of current applications. *(Tom Beach, 651/266-9086)*

Four items will come before the staff Site Plan Review Committee on April 13, 2010. They are: Parks and Recreation - Parking lot reconstruction at 1100 Hamline Avenue North; Ordway Center Loading Dock – truck dock renovation at 345 Washington Street; University of St. Thomas Anderson Athletic Facility Veranda - new concrete veranda at 2115 Summit Avenue; Walgreens - three new commercial buildings and parking lot at 2101 Ford Parkway.

#### **OLD BUSINESS**

#10-115-751 Ted and Lynn LLC – Rezoning from RM2 Medium-Density Multiple-Family Residential to TN2 Traditional Neighborhood. 1389-1405 Hawley Street between Cottage and Arlington. *(Patricia James, 651/266-6639)*

**MOTION:** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#10-106-605 Hammernick Hill – Variances of TN design standards: building size of 10,000 sq. ft. permitted, 20,782 sq. ft. proposed; floor area ratio of 0.5 required, 0.286 proposed; and window/door openings 30% of front elevation required, 25.8% proposed. 1396 Rice Street, NE corner at Cottage. *(Patricia James, 651/266-6639)*

Commissioner Spaulding asked if the window variance was requested because the grade changed.

Commissioner Kramer explained that the façade of the building was taller, and in order to achieve the 30% standard, they would have had to put some windows in a spot that did not make any useful sense.

**MOTION:** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the variances subject to an additional condition. The motion carried unanimously on a voice vote.*

#### **NEW BUSINESS**

#10-121-038 Jim and Michael Johnsen – Rezoning portions of parcels at 260 Clarence and 1365 Burns from R4 One Family Residential to B2 Community Business. 1347 Burns, NE corner at Clarence. *(Luis Pereira, 651/266-6591)*

**MOTION:** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#10-121-081 Obbs Bar – Variance for number of off-street parking spaces and driveway setback from residential property. 1347 Burns Avenue, NE corner at Clarence. *(Luis Pereira, 651/266-6591)*

**MOTION:** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the variances subject to additional conditions. The motion carried unanimously on a voice vote.*

#10-119-666 MCD Agency LLC – Rezoning from TN2 Traditional Neighborhood to B2 Community Business. 670 Juno Avenue, SE corner at Osceola. (Luis Pereira, 651/266-6591)

Commissioner Young asked about possible shared parking with some of the surrounding parking lots as an alternative to developing this parking lot.

Commissioner Kramer stated that there are circumstances associated with this case related to a Board of Zoning Appeals variance, and therefore the applicant needs to provide additional parking. This lot does not accommodate all of the required parking so even if this is approved, the applicant would still need to pursue additional shared parking.

Luis Pereira, PED staff said that the applicant actually has informal verbal agreements to use some of the parking at the bank as well as the adjacent sandwich shop, however the owners of these establishments have not been willing to sign on to a formal shared parking agreement. The BZA approval required them to provide more parking, whether it is through shared means or through an additional off-street lot.

Commissioner Nelson asked about the rationale for not proposing a VP zone as opposed to B2. Currently this is zoned TN2, which provides some design standards for any future building on this site. B2 eliminates any of those design standards should a building be built in the future.

Commissioner Kramer said that the Commission must act on the application that was submitted. The Shamrock's parcel is B2, so the parking lot would also become B2. Once they create the parking at this location, it becomes part of their required parking. They cannot just sell off required parking and put a building on the lot.

Mr. Pereira added that this parcel is very small - it is just over 4,000 square feet – and has a triangular shape. It is not clear how much of a building could be built on the lot without acquiring more property to enlarge it.

**MOTION:** *Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.*

#10-121-250 Shamrock's – Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and 2) setback from Osceola right-of-way (7ft. required, 4 ft. proposed). 670 Juno Avenue, SE corner at Juno and Osceola. (Luis Pereira, 651/266-6591)

***Commissioner Kramer reported that the Zoning Committee laid this case over to the April 15, 2010 meeting.***

#10-114-639 Clear Wire (Groveland Rec Center) – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1961 St. Clair Avenue, between Prior and Kenneth. (Sarah Zorn, 651/266-6570)

**The case has been withdrawn.**

#10-116-425 Clear Wireless LLC (Eastview Playground) – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1675 5<sup>th</sup> Street East, area bounded by Kennard, 5<sup>th</sup>, Flaundrau, Margaret Street alley. (Sarah Zorn, 651/266-6570)

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#10-122-449 St. Thomas Student Center – Site plan review for new student center. 2115 Summit Avenue. (Tom Beach, 651/266-9086)

***Commissioner Kramer reported that the Zoning Committee laid this case over to the April 15, 2010 meeting.***

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, April 15, 2010.

V. Back to the Future – A presentation from the Urban Land Institute’s Connecting Transportation and Land Use Systems Initiative, presented by Kristina Smitten.

Kristina Smitten, Saint Paul Planning Commissioner, gave a presentation from the Urban Land Institute’s Connecting Transportation and Land Use Systems Initiative. She said that a few months ago she saw a draft of this presentation that the Urban Land Institute was putting together. Given the conversations about creation of the new Transportation Committee, she thought it might be helpful to bring it to the Planning Commission as background information. The Urban Land Use Institute is a national organization and they have a very active local chapter. The local chapter focuses on housing, the environment and connecting land use and transportation. There is an organization called the Regional Council of Mayors, which Mayor Coleman and Mayor Rybak participate in as well as 34 other regional mayors. It’s an opportunity for people to come together and think about our regional competitiveness from an economic standpoint and livability standpoint. In our region we have high expectations for the way that we compete in our education systems, business, arts and community development. We have high expectations for our region and we expect that to continue into the future.

Ms. Smitten talked about preserving prosperity and the quality of life. The bad economy, energy security and climate change present significant challenges. This presentation is focused on the critical connection between transportation, infrastructure and quality places. It also discusses recent state and federal funding, and promoting criteria for transportation investments that support livable communities. The number of vehicles in the U.S. puts pressure on our environment. Sixty-eight percent of petroleum in the U.S. is burned for transportation, and 28% of carbon emissions threatening our climate are from transportation. The nation’s dependence on



foreign oil has doubled since the oil crisis in the 1970s.

A new reality is emerging. Transit ridership has increased. There is a decline in households with children. The aging Baby Boomers and the young Millennials also known as Generation Y or the eco boomers will make a major impact on development patterns moving forward. In 2004, a national survey revealed that many boomers are looking for a low maintenance lifestyle that supports independence and connection. Many have made third places like Starbucks, Barnes & Noble, and Borders their community centers. However the Millennials make up the largest share of the U.S. population. Met. Council data projects that from 2010 and beyond the Millennial cohort will be larger than that of the baby boomers in the Minneapolis/St. Paul region. When it comes to choosing places to live millennials want choices, connectivity, convenience and they are willing to pay for it. For many years our development patterns have been shaped by the fact that we could essentially build anything anywhere and it would sell. A 2006 national study predicts that in 2025 the demand for attached and small housing will exceed the current supply by 35 million units. And by 2025 we will have an over supply of single family homes on large lots.

What we are learning is that the trade up product type that is disconnected from destinations and services is not going to be in high demand. As we look to the future we can see that the demand for convenient, connected and walkable places is growing. The new market requires that we forge a more intimate connection between transportation and place. We must go back to the future by rediscovering the traditional town form. This is an opportunity to add variety, connectivity and proximity to our communities and to position our region for sustainable prosperous growth. We need to step up our investment in transit and roads. The state has a plan to build up the metro region's transit system and to modernize the freeway but both are significantly under funded. We need to revise our policies and regulations to allow for creating the kind of places that the new market demands. In closing, Commissioner Smitten showed some examples of how transportation and land use investments work together.

Commissioner Thao wanted to know if the Urban Land Institute thought about equitable development. Part of the reason why there are big disparities is people who have low skill labor often work at manufacturing jobs that are in suburban areas. People live in the city because of housing affordability but the jobs are out in the suburbs. Are they accounting for those equability issues as disparities are increasing?

Ms. Smitten said there are conversations around where employment is and the need to have manufacturing in the city to create those kinds of jobs and connecting to people who need them. In the Jim Solem presentation there are some interesting numbers about suburban housing, affordability and jobs. Thinking about what our central cities are providing versus what our suburban communities are providing and the way that we have developed, it is difficult to get transit from Saint Paul to some of the suburban areas. One of the ULI initiatives is housing and they have a program called rethinking housing, where it is really focused on the housing and jobs connection more than the land use and transportation connection.

Commissioner Wencl commented about increasing the freeway system and land use. Freeways take up a lot of land and to increase that amount means you have less area for people to create a livable community. Freeways separate communities and use land that could be used for other things. It is not a good use of our land.

Ms. Smitten said that their approach is not to increase freeways, but to increase transportation

infrastructure that supports more transit and connectivity. It is important to maintain our existing infrastructure, but focusing new investments on transit and connections with our existing infrastructure.

Commissioner Spaulding said that he knows there is a lot of research on climate change which talks about this fundamental connection between land use and transportation. It is important to look at the kinds of transportation investments that would support a more walkable, livable community. This can have profound impacts. Long term goals could be met by simply designing better land use forms.

Ms. Smitten said there is a book called "Growing Cooler" that the Urban Land Institute references. The data is there, saying if we continue to drive and build the way that we have it will have profound impacts on greenhouse gas emissions.

#### **VI. Comprehensive Planning Committee**

Donna Drummond, Planning Director, said at the next meeting of the committee there will be consideration of a resolution to initiate a zoning study to update the official map in the Zoning Code to a Geographic Information System (GIS) format.

#### **VII. Neighborhood Planning Committee**

Commissioner Wencil announced that the next Neighborhood Planning Committee meeting is on Wednesday, April 14, 2010.

#### **VIII. Communications Committee**

Commissioner Smitten had no report.

#### **IX. Task Force Reports**

Commissioner Kramer said that in May there will be an open house to review plans for the Phalen-Keller Regional Park Master Plan. This open house is on the first Thursday in May at the Phalen Park Pavilion from 5:00-8:00 p.m. An official flyer will be sent out to the Planning Commission.

Commissioner Smitten said that in the past Commissioner Gordon was on the STAR Board. Since he is not on the STAR Board or Planning Commission, does the Planning Commission have a liaison for the STAR Board? Also, what is the total amount of funds available? This proposal sheet shows the amount of grants and loans requested, but do we know how much is available for grant and loan resources?

Donna Drummond, Planning Director, said that in the administrative code it does not specify that there be a Planning Commission member who is also a STAR Board member. However, Michele Swanson in PED who staffs the Neighborhood STAR Board said they really did appreciate having a Planning Commission member on the STAR Board. About a month or two ago Ms. Drummond sent a notice to Planning Commissioners stating there were some vacancies on the STAR Board and encouraging anyone on the commission who was interested to apply for one of those openings. The STAR Board sees it as a valuable link between the planning work and

investments we are making as a city. If there are still openings Ms. Drummond will send out another notice to the Planning Commission. To answer the second question, typically the STAR Board does not list the amount available. And it is probably because it fluctuates until they get a firmer total as they get closer to making their final recommendations.

Commissioner Connolly said that he is an applicant for the Neighborhood STAR Program and he wanted to know if that is a conflict of interest.

Ms. Drummond said that the Planning Commission does not get involved with Neighborhood STAR Program recommendations, so there is no conflict of interest.

**X. Old Business**

None.

**XI. New Business**

None.

**XII. Adjournment**

Meeting adjourned at 9:43 a.m.

Recorded and prepared by  
Sonja Butler, Planning Commission Secretary  
Planning and Economic Development Department,  
City of Saint Paul

Respectfully submitted,



Donna Drummond  
Planning Director

Approved \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Marilyn Porter  
Secretary of the Planning Commission



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101

Telephone: 651-266-9090  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

**SITE PLAN REVIEW COMMITTEE**  
**TUESDAY April 20, 2010**  
**2nd Floor Conference Room**  
**375 Jackson Street, Suite 218**

Time      Project Name and Location

- 9:30      Homecroft School Parking Lot  
            Lot replacement and expansion, stormwater collection, landscaping  
            1845 Sheridan Ave
- 10:00      Mississippi Creative Arts School Bus Lane  
            Bus drop-off lane and pavement restoration  
            1575 L'Orient St
- 10:20      Anna Westin House "Parsonage" Office  
            "The Emily Program" new office building  
            1465 Cleveland Ave North

To Applicants:

**You should plan to attend this meeting.**

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

**Parking**

Parking is available at on-street meters. Some off-street parking spaces are available in our visitor parking lot off of 6<sup>th</sup> Street at Jackson.

To see a map of additional nearby parking ramps go to  
<http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101

**Telephone:** 651-266-9090  
**Facsimile:** 651-266-9124  
**Web:** [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

**SITE PLAN REVIEW COMMITTEE  
TUESDAY April 27, 2010  
2nd Floor Conference Room  
375 Jackson Street, Suite 218**

Time    Project Name and Location

9:30    Como Park Senior High School Parking Lot  
740 Rose Avenue W.  
Lot, loading dock, and service drive replacement  
Stormwater collection, landscaping, new sidewalks

To Applicants:

**You should plan to attend this meeting.**

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff.

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To see a map of additional nearby parking ramps go to  
<http://www.ci.stpaul.mn.us/depts/dsi/liep/info/location.html>

If you have any questions, please call Mary Montgomery at 651-266-9088.



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6565  
Facsimile: 651-228-3261

DATE: April 16, 2010  
TO: Planning Commission  
FROM: Lucy Thompson, Principal City Planner *lthompson*  
SUBJECT: Public Hearing on District del Sol Zoning Study

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The Planning Commission will hold a public hearing on the District del Sol Zoning Study Report and Recommendations on April 23, 2010. I am resending the cover memo sent to you when you released the report for public review and set the public hearing, as well as the report itself.

Please call me (651.266.6578) if you have any questions or concerns prior to the public hearing.

Attachments



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6565  
Facsimile: 651-228-3261

DATE: March 3, 2010  
TO: Neighborhood Planning Committee  
FROM: Lucy Thompson, Principal City Planner *Lucy Thompson*  
SUBJECT: District del Sol Zoning Study

### BACKGROUND

In response to a request from the West Side Citizens Organization (WSCO), Riverview Economic Development Association (REDA) and Neighborhood Development Alliance (NeDA), the Planning Commission initiated the District del Sol Zoning Study in August 2008. District del Sol is generally defined as the three commercial corridors at the heart of the West Side: Wabasha, Robert and Cesar Chavez streets. As directed by the Planning Commission, the purpose of the study is to make zoning consistent with the various plans that guide new development in District del Sol, including the Saint Paul Comprehensive Plan (including area plans), *Saint Paul on the Mississippi Development Framework* and *Harriet Island/District del Sol Final Concept Plan*.

### THE DISTRICT DEL SOL ZONING STUDY

There has been extensive community participation throughout the process of preparing for and conducting the zoning study. For two years before REDA, WSCO and NeDA requested the study, PED staff worked with these organizations to gain community consensus that such a study should be done, and educate potentially-affected property and business owners about the planning precedents for rezoning, as well as the potential impacts of rezonings on individual parcels and businesses.

Draft recommendations, first prepared in October 2009, were vetted in several community settings before being finalized. The Riverfront and Development Committee of WSCO discussed the draft recommendations, as did the Commercial Development Committee of REDA. Meetings were held with concerned business owners. In addition, a public meeting was held in January 2010 to present the draft recommendations and get feedback.

The full zoning study is attached for your review. Its key conclusions/recommendations are:

1. TN2 is the appropriate district to bring zoning into general compliance with neighborhood plans and the Saint Paul Comprehensive Plan for the three District del Sol corridors – Wabasha, Robert and Cesar Chavez streets.
2. B3 zoning of three parcels on the west side of Robert Street at the gateway to District del Sol is more compatible with adjacent land uses and neighborhood plans, and does not create any non-conforming land uses.

3. Medium-density residential land uses at the edge of the district (State Street Townhomes) are appropriately zoned RM2, and no change in zoning is recommended.
4. Jerry's Service Center should be rezoned to TN2, since it is at the heart of the commercial district, will be surrounded by TN2 zoning and sits on a parcel with a lot area (7,000) that is less than half of the minimum required for an auto repair station (15,000 square feet). Jerry's is a non-conforming use under its current zoning (B2), and would remain a non-conforming use under TN2.
5. Rodriguez Auto Service should remain B3, since it is located on the edge of District del Sol and has a lot area (almost 10,000 square feet) that is closer to the minimum required for an auto repair station (5,000 square feet).
6. Approximately 72% of the parcels would be rezoned to TN2, as shown in the summary chart below.

| Existing Zoning | Proposed Zoning | # of Parcels (%) |
|-----------------|-----------------|------------------|
| B2              | TN2             | 46 (41)          |
| B3              | TN2             | 19 (17)          |
| RM1             | TN2             | 8 (7)            |
| RM2             | TN2             | 7 (6)            |
| VP              | TN2             | 1 (1)            |
| I1              | B3              | 3 (2.7)          |
| I1              | I1              | 1 (1)            |
| I1              | RM1             | 1 (1)            |
| RM2             | RM2             | 20 (18)          |
| B3              | B3              | 1 (1)            |
| TN2             | TN2             | 4 (3.6)          |

#### STAFF RECOMMENDATION

Staff recommends that the Neighborhood Planning Committee forward the District del Sol Zoning Study, dated March 3, 2010, to the Planning Commission and recommend that the Planning Commission release the study on March 12, 2010 for public review and set a public hearing date for April 23, 2010. PED staff will notify all affected property owners, as well any interested persons and organizations. Staff has also committed to meet with property and business owners, as well as community organizations, during the public review period to ensure that the goals, recommendations and impacts of the study are understood.

Attachment





Thursday, April 15, 2010

To the City of Saint Paul Planning Commission and City Council:

Enclosed are resolutions from the Riverview Economic Development Association (REDA), West Side Citizens Organization (WSCO), and Neighborhood Development Alliance (NeDA) that approve of the city staff recommendations for rezoning within the District del Sol Commercial Corridor dated March 3, 2010. This approval is the culmination of more than two years of work to build consensus for rezoning within the study area boundaries.

The zoning study was requested after our organizations conducted an informational meeting about TN zoning with community members within the potential study boundary and representatives from our three organizations. Included in the meeting were representatives from other neighborhoods where rezoning took place, City of Saint Paul staff, and resident leadership from REDA's Commercial Development Committee. Over 25 people attended and a majority of participants felt initiating a zoning study would be beneficial. Based on this reaction, REDA, NeDA, and WSCO submitted a joint resolution requesting initiation of a zoning study. Once City staff compiled an analysis of current zoning and proposed zoning, REDA and the City coordinated an additional informational meeting with representatives from REDA, NeDA, WSCO, and the residents and businesses within the zoning study boundaries. Again, the meeting was well attended, with over 30 participants. Together, REDA, NeDA, and WSCO represent engagement from over 50 community members that are active on our committees and boards.

During the meetings, one suggestion we suggest for consideration is the inclusion of auto repair services as a conditional use within TN2. Our community feels that auto repair is an important community service that must be integrated into pedestrian friendly streets. Integrating auto repair into the framework of a transit friendly commercial corridor provides customers with options to connect to other areas of the city with public transit, and potentially creates incentive for customers to stop in local businesses while waiting for their car repair to conclude. We believe it is shortsighted to define all auto repairs within TN2 zoning as a nonconforming use and advise exploration of a conditional use allowance.

The resolutions before you are the result of concerted efforts to include and inform affected property owners. Our three organizations did a direct mailing and also called and e-mailed each property owner that was affected by the zoning study to notify them of the meeting and gain a sense of their perspective. Although initial concerns were voiced regarding ramifications for some businesses, through conversation with City staff community members felt that the proposed zoning changes would be beneficial for the neighborhood. To our knowledge, there are no business owners or residents that are opposed to the recommendations for the zoning change.

Thank you for your consideration of our community request.

Sincerely,

Christopher Romano  
Executive Director  
REDA

Karen Reid  
Executive Director  
NeDA

Monica Bryand  
Board President  
WSCO

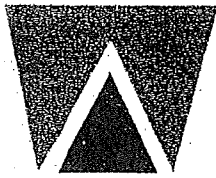


## RIVERVIEW ECONOMIC DEVELOPMENT ASSOCIATION

### BOARD RESOLUTION

On March 11th, 2010 the Board of Directors of the Riverview Economic Development Association (REDA) passed a resolution in support of the City of Saint Paul staff recommendations dated March 3, 2010 related to the District del Sol zoning study. The Riverview Economic Development Association (REDA) continues to request that the current restrictions placed on automobile-related businesses under TN zoning guidelines be reviewed for potential revision.

 3/11/10  
James D. Gilbert, Board President      Date

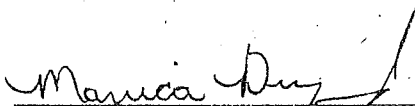


**WEST SIDE CITIZENS ORGANIZATION**

127 West Winifred St.  
St. Paul, MN 55107  
Phone: (651) 293-1708  
Fax: (651) 293-0115  
[www.wSCO.org](http://www.wSCO.org)

**BOARD RESOLUTION**

On April 12, 2010 the Board of Directors of West Side Citizens Organization passed a resolution in support of the City of Saint Paul staff recommendations dated March 3, 2010 related to the District del Sol zoning study. WSCO continues to request that the current restrictions placed on automobile-related businesses under TN zoning guidelines be reviewed for potential revision.

  
\_\_\_\_\_  
Monica J. Bryand, Board President

4-14-2010  
\_\_\_\_\_  
Date



**Neighborhood Development Alliance**  
Wabasha Center, 481 South Wabasha St.  
St Paul, MN 55107  
Ph. (651) 292-0131 Fax. (651) 292-0925  
[www.nedahome.org](http://www.nedahome.org)

### BOARD RESOLUTION

On March 18, 2010 the Neighborhood Development Alliance's Board of Directors passed a resolution in support of the City of St. Paul's staff recommendations dated March 3, 2010 related to the District del Sol zoning study. Neighborhood Development Alliance (NeDA) requests that the current restrictions placed on automobile-related businesses under TN zoning guidelines be reviewed for potential revision.

*Karen Thompson*

Karen Thompson, Board President

*March 18, 2010*

Date

**"Building Homes, Partnerships and a Great Neighborhood"**  
Affirmative Action, Equal Opportunity Employer





CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6565  
Facsimile: 651-228-3261

Date: February 24, 2010  
To: Planning Commission  
From: Neighborhood Planning Committee  
Subject: City Council Resolution (3077776) Requesting Study of Sign Regulation Issues

#### **General background**

In the course of the 2009 adoption process for the amendments to Chapter 64 regarding signs with dynamic display (GS#3077776), several related issues came to the attention of the City Council. When it was determined that these issues were outside the scope of the signs with dynamic display public hearing process, the City Council chose to pass a resolution requesting that the Planning Commission undertake further study those issues. These issues include: measurement of double-faced and V-shaped sign area, permitted illumination level, regulation of window signs, number and size of exterior banners, and permitted exemptions for signs of city, county, state, and federal governments that provide public information. The following memo provides an issue summary, description of existing regulation, analysis and research, and recommendation for each of these five issues. The Neighborhood Planning Committee recommends that the Planning Commission release this memo for public hearing and set a date of April 23, 2010.

#### **1. Double-faced and V-shaped sign measurement.**

##### Summary.

Currently, the City of Saint Paul counts only one side of a double-faced sign or V-shaped sign toward the surface area of a sign. The City also mandates that the sign faces on double-faced or V-shaped signs be separated by no more than eight-feet or a thirty-five degree (35) angle. This regulation is in accord with what most communities that have specific provisions addressing the measurement of double-sided or V-shaped signs do. Generally, back-to-back, parallel signs not separated by more than a few feet are treated as a single sign for purposes of measuring area. This same principle often applies to V-shaped signs as long as the angle between the signs does not exceed some fixed measure (often 45 degrees). Because they are in accord with other municipalities throughout the country, the City of Saint Paul's regulations should not be amended.

##### Existing regulations.

##### *64.401 All Signs.*

(f) All signs with the display surfaces back-to-back and parallel shall have no more than an eight-foot distance between each surface. All signs with the display surfaces at an angle to one another shall have

the angle no greater than thirty-five (35) degrees. Display surfaces shall face in opposite directions and shall be owned by the same permittee.

(m) Only one side of a double-faced sign or V-shaped sign shall be used to compute the gross surface display area, display surface area or sign area of a sign.

#### Research and analysis.

Most municipalities count only one side of a parallel or V-shaped sign toward the total allowable sign area. The ordinances in Columbia (Illinois), Duluth (Minnesota), Portland (Oregon), Racine (Wisconsin), and Raleigh (North Carolina) all state that only one side of a double-sided or V-shaped sign should be counted toward the area. Other cities introduce the caveat that only one side of a V-shaped sign should be counted if the distance between the two faces is no greater than a certain amount. Bend (Oregon) and Mesa (Arizona) both use two feet as this standard, while Outagamie County (Wisconsin) uses 42 inches. More commonly, the distance permitted between the sign faces is measured in degrees: if the angle between sign faces is a certain number of degrees or less than only one face of the sign is counted. Cities that use degrees include Cary (North Carolina), Chicago (IL), Marshfield (Wisconsin), Minneapolis (Minnesota), Sandy (Utah), St. Louis (Missouri), and Wilmette (Illinois). The degrees permitted in these municipalities range from 30 to 60. While uncommon, there are a few municipalities that count both sides of v-shaped signs toward the permitted sign area, regardless of the distance or angle between them, including Carpentersville (Illinois), Panama City (Florida), and South Saint Paul (Minnesota).

#### Recommendation.

No change to the existing regulations.

## **2. Permitted illumination level for signs.**

#### Summary.

The current standard for maximum permitted light trespass (for all types of lighting, including signs) is three foot candles measured at the residence district boundary. This standard is generally considered to be too high, especially as it pertains to signage, as full indoor light is generally five to ten foot candles. In 2009, the maximum illumination level permitted for signs with dynamic display was reduced to three-tenths foot candles. This new standard should be adopted for all signs.

#### Existing regulations.

Chapter 63 of the Zoning Code contains regulations of general applicability. *Section 63.116 Exterior lighting* includes the lighting standard examined in this study:

(a) All outdoor lighting in all use districts, including off-street parking facilities, shall be shielded to reduce glare and shall be so arranged as to reflect lights away from all adjacent residential districts or adjacent residences in such a way as not to exceed three (3) foot candles measured at the residence district boundary.

The current language in 63.116 was adopted by Ordinance #16799, effective July 5, 1981, as part of a study on site plan review. There was no additional information contained in the City files regarding the justification at that time for the lighting standards. Since that time, the Department of Safety and Inspections has enforced the standards on a complaint basis. There has been controversy over the 3 foot candle standard. Notably, residents across from the Bremer Bank building complained that the sign on top of it, which went up in 2005, was too bright at night and adversely impacted their sleep. While Department of Safety and Inspection staff did visit the site to address the complaint and believed the light appeared very bright, it did not exceed the 3 foot-candle standard. For reference, a foot candle is a standard unit of measure that is equivalent to the light received in a 1 foot radius of a candela. Full light

#### Existing regulations.

There are currently no general regulations for interior signs of any kind in Chapter 64 of the Zoning Code. Chapter 34 of the City Code sets forth regulations for the interior of buildings and also does not include regulations for interior signs. There are, however, several special district sign plans in Chapter 64 which include regulation for interior window signs:

#### *Sec. 64.625(e) White Bear Avenue special district sign plan.*

- (8) Permanent window signs are permitted and shall not exceed ten (10) percent of the store window glass area.

#### *Sec. 64.745. Grand Avenue special district sign plan.*

Window signs, including temporary window signs, should not exceed 30% of the store window glass area. The lettering of the business name should not exceed twelve (12) inches in height. The lettering for other information should not exceed one inch in height.

Temporary window signs add to visual clutter and should be used only to advertise the property for sale, rent, or lease, or for specific short-term sales for no more than three (3) nonconsecutive times per calendar year for a period of not more than thirty (30) days per time. Old paper signs are easily associated with "going out of business" sales.

#### *Sec. 64.750. Highland Village special district sign plan.*

Permanent window signs painted on the surface of the window are permitted. Such signs can be as effective as wall signs but can be blocked from view by parked vehicles. Window signs are most effective for pedestrian traffic and can give the most information. They are the last sign seen before entering a business, and pedestrians have time to read more detail.

Window signs shall not exceed 10% of the store window glass area. The lettering of the business name should not exceed six inches in height. The lettering for other information should not exceed one inch in height. Letters with bright colors or gold are the most visible whatever the lighting conditions are inside or outside.

#### *Sec. 67.302(i) SDC Shepard Davern commercial redevelopment overlay district.*

- (1) Permanent window signs, without advertising, may be painted on the surface of the window. Such signs shall not exceed ten (10) percent of the window glass area.
- (2) Temporary window signs, without advertising, may be affixed to the inside of the window. Such signs shall not be in place longer than thirty (30) days and shall not exceed ten (10) percent of the window glass area.

#### Research and analysis.

While the issue of whether current sign code is or should be applicable to interior window signs has been raised previously (at a 2002 zoning case [ZF#02-127-081] and the 2009 public hearings on signs with dynamic display), each time the relevant governmental body affirmed that the City of Saint Paul's Zoning Code does not regulate interior window signs. If the City of Saint Paul were to initiate interior window sign regulations at this time, it would face significant challenges.

To begin, any amendment to the Zoning Code would not be retroactive; existing interior window signs would not be subject to new regulation. However, because interior window signs have not required a permit historically, there is no record of what interior window signage exists today and would therefore be

lease, until the closing date of sale, or until such building is leased or rented, or as otherwise regulated herein. A portable sign shall not be deemed to be a temporary sign.

#### *Sec. 64.419 Temporary and portable signs*

(a) *Dimensions:* No temporary sign shall exceed a total of one hundred (100) feet in area or six (6) feet in height except as otherwise provided herein.

(d) *Cloth signs and banner:* In all zoning districts unless otherwise provided:

(3) No cloth or banner sign shall exceed a total of one hundred twenty (120) square feet in area, and there shall be no more than one (1) such sign for any twenty (20) feet of frontage of any building fronting on public property.

#### *Sec. 64.504 (b) (4)*

Temporary signs shall be permitted as follows:

- a. Banners, pennants and stringers.
- b. Freestanding and wall signs, the total area not to exceed a total of thirty-two (32) square feet.
- c. Such signs shall be permitted three (3) nonconsecutive times per calendar year for a period of not more than thirty (30) days per time or once per year for 90 days.

#### Research and analysis.

Cities surveyed that mention maximum banner size in their municipal codes tend to included more restrictive maximums than the City of Saint Paul currently employs. Bend (Oregon), Cary (North Carolina), and Sandy (Utah) all have a maximum of 32 square feet. While Cincinnati (Ohio) says that banners may not exceed 12 by 12 feet and Miami Gardens (Florida) limits them to 50 square feet. These cities and others surveyed did not also include restrictions on the number of banners permitted. Minneapolis (Minnesota) elects to regulate commercial banners as signage and requires banners to comply with general sign regulations regarding area and number.

The City of Saint Paul currently has two different regulations for size which may be applied to banners, which fall on either side of the regulatory spectrum. According to Sec. 64.419, temporary banners may not be larger than one hundred twenty (120) square feet. However, according to Sec. 64.504 (b) (4), temporary banners that can be considered to be freestanding or wall signs may not exceed an area of thirty-two (32) square feet. The Zoning Code does not include a definition for banner signs. The Department of Safety and Inspections has struggled in recent years with negotiating the permitting process for banner signs that could arguably fall under either section of the Zoning Code. However, to change one section to make it more in accord with the other would have implications for temporary signage beyond the scope of banner signs. The Zoning Code is due for a substantial re-write regarding temporary signs to address these and other issues.

#### Recommendation.

Request a Planning Commission study of all temporary signs.

### **5. Exemptions for signs of city, county, state and federal governments that provide orientation, direction, or traffic control information.**

#### Summary.

Sec. 64.401 (l) permits these signs in all zoning districts, but does not exempt them from permits or other provisions in this chapter. In practice, however, the City of Saint Paul does not require permits for public traffic control or other directional signs. The provision in Sec. 64.401 (l) seems simply to be misplaced and belongs in Sec. 64.204 Exemptions.



RESOLUTION  
CITY OF SAINT PAUL, MINNESOTA

Presented by \_\_\_\_\_

*[Signature]*

Requesting Planning Commission Study and Report on  
specific Amendments to Legislative Code Chapter 64, Signs

1  
2  
3  
4  
5 WHEREAS, recent consideration of amendments to Legislative Code Chapter 64, Signs,  
6 pertaining to signs with dynamic display raised questions and concerns about the way the gross  
7 surface display area of double-faced and V-shaped signs is measured; the illumination level  
8 currently allowed for signs generally; the regulations of signs with dynamic display located inside  
9 of windows and oriented to be visible from a public right-of-way; and permit exemptions for signs  
10 of city, county, state and federal governments that provide orientation, direction or traffic control  
11 information; and  
12  
13 WHEREAS, questions and concerns were raised about non-dynamic signs inside store windows  
14 that are oriented only toward the street and pedestrian and motor vehicle traffic; specifically, the  
15 feasibility of creating a permitting system for such signs, percent of window area taken up with  
16 window signs, temporary signs, use of spot lights and other attractors to illuminate signs, and  
17 number and size of exterior banners; and  
18  
19 WHEREAS, these issues are beyond the scope of the public hearing draft Signs with Dynamic  
20 Display Ordinance, and require separate study and public hearing;  
21  
22 NOW, THEREFORE, BE IT RESOLVED, that the City Council directs the Planning Commission  
23 to study and recommend amendments to Legislative Code chapter 64, Signs, pertaining to these  
24 issues, and to report back to the City Council within 120 days.

|         | Yeas | Nays | Absent |
|---------|------|------|--------|
| Bostrom |      |      |        |
| Carter  |      |      |        |
| Harris  |      |      |        |
| Helgen  |      |      |        |
| Lantry  |      |      |        |
| Stark   |      |      |        |
| Thune   |      |      |        |

Requested by Department of: \_\_\_\_\_

By: \_\_\_\_\_

Approved by the Office of Financial Services

By: \_\_\_\_\_

Adopted by Council: Date \_\_\_\_\_

Form Approved by City Attorney

Adoption Certified by Council Secretary

By: \_\_\_\_\_

By: \_\_\_\_\_

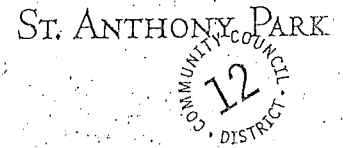
Approved by Mayor: Date \_\_\_\_\_

Form Approved by Mayor for Submission to Council

By: \_\_\_\_\_

By: \_\_\_\_\_

St. Anthony Park Community Council/District 12  
890 Cromwell Avenue, Saint Paul, MN 55114  
651/649-5992 TEL 651/649-5993 FAX www.sapcc.org



April 12, 2010

Saint Paul Planning Commission  
25 West Forth Street, Suite 1400  
Saint Paul, MN 55102

RE: Amendments to Sign Regulations

Dear Planning Commission:

The St. Anthony Park Community Council Board of Directors passed the following resolution on April 8<sup>th</sup>:

*The St. Anthony Park Community Council has reviewed the February 24 report of the Neighborhood Planning Committee. We hereby request that the City adopt an ordinance that would extend the recently adopted regulations on signs with dynamic display to include permanent interior signs or advertising devices situated, designed or intended to be viewed from the out-of-doors, for the following reasons:*

- Signs with dynamic display cause driver distraction, whether they are on the outside of the building or in the window of the building but aimed at the outside.*
- Commercial windows are often at a height and in a location where bright signage can be confused with traffic control signs and signals.*
- It is in the community's best interest to make sure our streets and highways remain safe for drivers, passengers, cyclists and pedestrians.*
- Allowing dynamic signs in windows leaves an unacceptable loophole in Saint Paul's sign regulations.*
- Increasingly, other cities have enacted regulations that recognize the need for controlling signage within buildings that is intended to catch the attention of those outside the building.*
- Today there are few dynamic display signs in windows. If Saint Paul fails to take action to regulate these signs, tomorrow will be a far different story.*



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

25 West Fourth Street  
Saint Paul, MN 55102

Telephone: 651-266-6700  
Facsimile: 651-228-3220

DATE: April 16, 2010  
TO: Planning Commission  
FROM: Zoning Committee  
SUBJECT: Results of April 15, 2010 Zoning Committee Hearing

**OLD BUSINESS**

- |    |  | <u>Staff</u>             | <u>Recommendation</u><br><u>Committee</u> |
|----|--|--------------------------|---|
| 1. | <b>Shamrock's ( 10-121-250 )</b><br><br>Variance for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed<br><br>Address: 670 Juno Ave<br>SE corner of Juno and Osceola<br><br>District Comment: District 9 made no recommendation<br><br>Support: 0 people spoke, 0 letters<br><br>Opposition: 2 people spoke, 4 letters<br><br>Hearing: Hearing is closed<br><br>Motion: Approval with conditions  | Approval with conditions | Approval with conditions<br>( 4 - 0 )     |
| 2. | <b>Clear Wireless LLC (Eastview Playground) ( 10-116-425 )</b><br><br>Conditional Use Permit for a wireless communications antenna on a 100 ft monopole<br><br>Address: 1675 5th St E<br>Area bounded by Kennard, 5th, Flandrau,<br>Margaret St. Alley<br><br>District Comment: District 1 recommended approval<br><br>Support: 0 people spoke, 0 letters<br><br>Opposition: 2 people spoke, 1 letter<br><br>Hearing: Hearing is closed<br><br>Motion: Laid over indefinitely once we receive written request from applicant | Approval with conditions | Laid over<br>( 5 - 0 )                    |

|    |   | <u>Staff</u>             | <u>Recommendation</u><br><u>Committee</u> |
|----|---|--------------------------|---|
| 3. | <p>University of St. Thomas ( 10-123-489 )</p> <p>Modification of conditional use permit requirement that off-street parking spaces for college athletic facilities be within 600 feet of the building to be served</p> <p>Address: 2115 Summit Ave<br/>Area bounded by Selby, Cleveland, Grand, Cretin, Mississippi River Blvd., Goodrich, and Summit</p> <p>District Comment: District 13 made no recommendation</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 1 person spoke, 0 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p> | Approval with conditions | Approval with conditions<br>( 5 - 0 )     |

|    |   | <u>Staff</u>             | <u>Recommendation</u><br><u>Committee</u> |
|----|---|--------------------------|---|
| 4. | <p>St. Thomas Student Center ( 10-122-449 )</p> <p>Site plan review for new student center</p> <p>Address: 2115 Summit Ave</p> <p>District Comment: District 13 made no recommendation</p> <p>Support: 0 people spoke, 0 letters</p> <p>Opposition: 1 person spoke, 0 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p> | Approval with conditions | Approval with conditions<br>( 5 - 0 )     |

#### NEW BUSINESS

|    |   | <u>Staff</u>             | <u>Recommendation</u><br><u>Committee</u> |
|----|---|--------------------------|---|
| 5. | <p>T-Mobile (Edgcumbe Rec) ( 10-127-535 )</p> <p>Conditional Use Permit for a wireless communications antenna on a 75 ft monopole</p> <p>Address: 320 Griggs St S<br/>NE corner at Jefferson</p> <p>District Comment: District 14 recommended approval</p> <p>Support: 0 people spoke, 2 letters</p> <p>Opposition: 0 people spoke, 3 letters</p> <p>Hearing: Hearing is closed</p> <p>Motion: Approval with conditions</p> | Approval with conditions | Approval with conditions<br>( 5 - 0 )     |

\*Revised 4/8/10

**AGENDA  
ZONING COMMITTEE  
OF THE SAINT PAUL PLANNING COMMISSION  
Thursday, April 15, 2010 3:30 P.M.  
City Council Chambers  
Third Floor City Hall - Saint Paul, Minnesota**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

**APPROVAL OF APRIL 1, 2010 ZONING COMMITTEE MINUTES**

**SITE PLAN REVIEW** – List of current applications (Tom Beach, 651-266-9086)

**OLD BUSINESS**

- 1      10-121-250 Shamrock's**  
Variances for new parking lot: 1) 300 feet maximum from building served permitted, 450 feet proposed; and  
2) setback from Osceola right-of-way (7 ft. required, 4 ft. proposed)  
670 Juno Ave  
B2  
Luis Pereira      651-266-6591
- 2      10-116-425 Clear Wireless LLC**  
Conditional Use Permit for a wireless communications antenna on a 100 ft monopole  
1675 5<sup>th</sup> St E  
R4  
Sarah Zorn      651-266-6570
- 3      10-123-489 University of St. Thomas**  
Modification of conditional use permit requirement that off-street parking spaces for college athletic facilities  
be within 600 feet of the building to be served  
2115 Summit Ave, Area bounded by Selby, Cleveland, Grand, Cretin, Mississippi River Blvd., Goodrich and  
Summit  
R2  
Josh Williams      651-266-6659
- 4      10-122-449 St. Thomas Student Center**  
Site plan review for new student center  
2115 Summit Ave  
R2  
Tom Beach      651-266-9086

**NEW BUSINESS**

- 5      10-127-224 Kuwaki Wang**  
Re-establishment of nonconforming use as a 4-unit residential building  
935 Beech St, NW corner at Forest  
RT1  
Luis Pereira      651-266-6591

- 6      **10-127-535 T-Mobile (Edgcumbe Rec)**  
Conditional Use Permit for a wireless communications antenna on a 75 ft monopole  
320 Griggs St S, NE corner at Jefferson  
R4  
Sarah Zorn      651-266-6570
- 7      **\*~~10-125-508~~ Enterprise**      **POSTPONED TO MAY 13, 2010**  
Conditional Use Permit for outdoor auto rental  
~~605 Como Ave, SE corner at Front St~~  
B3  
~~Emily Goodman 651-266-6551~~

**ADJOURNMENT**

**ZONING COMMITTEE MEMBERS:** Call Allan Torstenson at 266-6579 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

**APPLICANT:** You or your designated representative must attend this meeting to answer any questions that the committee may have.



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6712  
Facsimile: 651-228-3341*

**DATE:** April 6, 2010  
**TO:** Planning Commission  
**FROM:** Comprehensive Planning Committee  
**SUBJECT:** Zoning Map Format Amendment

Attached is a draft resolution initiating preparation of a zoning study to update the official map in the Zoning Code to a Geographic Information Systems (GIS) format.

Background

The current official zoning map consists of 44 large black and white paper panels.

As zone changes occur, whether requested by a property owner or included in a zoning study, including a 40-acre study, the paper panels must be updated by hand. This process is both time-consuming and can result in errors and inconsistencies between panels.

The zoning map in a GIS format will facilitate the process of updating the panels, increase the precision of district boundaries, as well as make the maps more user-friendly. In addition, the updated format will provide the opportunity to study the zoning districts using the spatial analysis capabilities of GIS.

Using a GIS format for official zoning maps has become standard practice nationally.

Scope of the study

The study will update the official map in the Zoning Code from a paper format to a GIS format.

The update will not substantially change any zoning districts and will correct previous errors.

Committee recommendation

The Comprehensive Planning Committee recommends the Planning Commission to initiate a zoning study to prepare an update to the official map of the zoning code from a paper to a Geographic Information Systems format.

If there are questions, please call Anton Jerve at 651/266-6567 or Patricia James at 651/266-6639.

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Zoning Map Format Amendment

WHEREAS, Section 60.303 of the zoning code provides that "[t]he city is divided into various zoning districts as shown on maps entitled "Zoning Map of Saint Paul" " and incorporates these maps into the code; and

WHEREAS, the format of these maps has been 44 panels that divide the city into sections, with the original of each panel a 100 scale transparency that must be changed by hand and then reproduced and printed, often at a reduced scale, which is time consuming and sometimes gives rise to inconsistencies due to panel areas overlapping; and

WHEREAS, newer technology, namely geographic information systems (GIS) based mapping, is now available that can increase map legibility, expedite updates, increase precision, and allow for easier analysis; and

WHEREAS, switching to GIS-based mapping has become standard practice for planning departments nationwide; and

WHEREAS, Article VIII, Section 61.800 (a) of the zoning code provides that "[t]he planning commission may, from time to time, review district boundary lines to determine if, pursuant to state laws, such district boundary lines should be changed;" and

WHEREAS, Article VII, Section 61.800(b) provides for planning commission initiation of zoning code amendments;

NOW, THEREFORE, BE IT RESOLVED, under provisions of Section 61.801(b) of the Legislative Code, that the Planning Commission initiates a zoning study to consider amendments to the zoning code regarding the official "Zoning Map of Saint Paul" and to recommend to the City Council adopting a GIS-based map.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_





**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6712  
Facsimile: 651-228-3341*

To: Planning Commission

From: Neighborhood Planning Committee

Date: April 14, 2010

Subject: Nonconforming Use Text Amendments

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### **Background**

Prior to 2004, a nonconforming use, structure, or sign with damage of 51% of its market value or more could not be reestablished or repaired. Changes to Minnesota Statutes in 2004 and 2005 allow for the replacement and/or restoration of a nonconforming use. Because Minnesota Statutes provide the legal framework for Saint Paul's nonconforming use ordinances, amendments are necessary to make the zoning code consistent with 2004 and 2005 revisions. The Nonconforming Use Text Amendments zoning study is being introduced to revise sections of the zoning code regulating nonconforming uses, structures, and signs.

### **Next steps**

Pass a resolution to initiate the Nonconforming Use Text Amendments zoning study. Staff will draft a report of proposed changes for the Neighborhood Planning Committee to review.

city of saint paul  
planning commission resolution  
file number  
date

Nonconforming Use Text Amendment

WHEREAS, the City of Saint Paul has established zoning regulations for nonconforming lots, uses, and structures in Chapter 62 and for nonconforming signs in Chapter 64, Article III of the Legislative Code; and

WHEREAS, amendments to Minnesota Statutes, Section 462.357, subdivision 1e, in 2004 and 2005 changed the laws for replacement and restoration of nonconforming uses; and

WHEREAS, Saint Paul's zoning regulations must be consistent with Minnesota Statutes;

NOW, THEREFORE, BE IT RESOLVED, under provisions of Section 61.801(b) of the Legislative Code, that the Planning Commission initiates a zoning study to consider amendments to zoning code regulations regarding nonconforming lots, uses, structures, and signs, and to recommend to the City Council amendments necessary to achieve consistency with Minnesota Statutes.

moved by \_\_\_\_\_  
seconded by \_\_\_\_\_  
in favor \_\_\_\_\_  
against \_\_\_\_\_




**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

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April 15, 2010

TO: Planning Commissioners

FROM: Donna Drummond, Planning Director 

RE: **Planning Commission By-Law Revisions for New Transportation Committee**

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Attached for your consideration are proposed changes to the Planning Commission's by-laws. The change to Section 3 allows creation of a standing committee that includes non-Planning Commission members. The other changes are minor in nature, and have been recommended to reflect the current organization and administration of the Planning Commission. These changes have been reviewed and are recommended by the Steering Committee.

Please feel free to contact me if you have any questions before the meeting on April 23<sup>rd</sup> at [donna.drummond@ci.stpaul.mn.us](mailto:donna.drummond@ci.stpaul.mn.us) or 651-266-6556.